

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2231846021 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/14/2022 09:33 AM Pg: 1 of 2

Mail to:

Dec ID 20220901653326
ST/CO Stamp 0-984-374-864 ST Tax \$405.00 CO Tax \$202.50

Name & Address of Taxpayer:
SOLARIS PROMINENCE LLC

807 DAVIS ST UNIT 2103
EVANSTON, IL 60201

Chicago Title
22GSA170190NA

(Space for Recorder's Use)

THE GRANTOR(S), **JAGDISH H. KHATWANI and NIRMALA J. KHATWANI, HUSBAND AND WIFE**

of the CITY of **EVANSTON**, County of **COOK**, State of **ILLINOIS**

for and in consideration of **10.00** DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), **SOLARIS PROMINENCE LLC**

(Grantee's Address) **807 DAVIS ST UNIT 2103, EVANSTON, IL 60201**

of the CITY of **EVANSTON**, County of **COOK**, State of **IL**

in the form of ownership:

all interest in the following described real estate situated in the County of **COOK**, in the State of Illinois to wit:

PARCEL 1:

UNIT NUMBER 2103 IN THE RESIDENCES OF SHERMAN PLAZA CONDOMINIUM, AS DELINEATED ON A LAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 4 IN SHERMAN PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE AMENDED AND RESTATED PLAT HEREOF RECORDED AUGUST 24, 2006 AS DOCUMENT NO. 0623632062; WICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 25, 2006 AS DOCUMENT NO. 0623718034, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PARKING IN PARKING SPACE NO. P-507, PURSUANT TO SECTION 3.20 OF THE AFORESAID DECLARATION OF CONDOMINIUM, AND AS DELINEATED ON THE PLAT OF SURVEY OF LOT 3 IN THE AFORESAID AMENDED AND RESTATED PLAT OF SUBDIVISION WHICH IS ATTACHED AS EXHIBIT "F" TO THE AFORESAID DECLARATION OF CONDOMINIUM.

PARCEL 3:

PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR SUPPORT, INGRESS AND EGRESS, AND OTHER PURPOSES AS DESCRIBED AND DEFINED IN SECTION 4 AND, FOR THE BENEFIT OF LOT 3, AS DESCRIBED AND DEFINED IN SECTION 9, OF THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 9, 2004 AS DOCUMENT NO. 0434404085.

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA NO. 6-8, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM, AFORESAID.

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): **11-18-304-045-1220**

Property Address: **807 DAVIS ST UNIT 2103, EVANSTON, IL 60201**

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Dated this

27 day of September 2022

(Seal)

J. H. Khatwani

(Seal)

JAGDISH H. KHATWANI

(Seal)

N. J. Khatwani

(Seal)

NIRMALA J. KHATWANI

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS

)

) ss

COUNTY OF COOK

)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAGDISH H. KHATWANI and NIRMALA J. KHATWANI, HUSBAND AND WIFE

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 27th day of September, 2022.

(Seal)



[Signature]

Notary Public

My commission expires: 5-13-23

005076

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

PAID OCT 06 2022

DATE:

AMOUNT: \$ 2,025.00 Agent: *[Signature]*

COOK

COUNTY ILLINOIS TRANSFER STAMP

or

Name & Address of Preparer:

ANTHONY V. PANZICA

ATTORNEY AT LAW

2510 W. IRVING PARK ROAD # B

CHICAGO, IL 60618

Exempt under provisions of Paragraph Section 4, Real Estate Transfer Tax Act.

Date:

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).